

Prime Ridgewood, NY – Three-Property Development & Income Package

Asking Price: \$6,500,000

An exceptional opportunity to acquire a three-property package in the heart of Ridgewood, Queens, one of the most desirable and rapidly appreciating neighborhoods in New York City. This offering combines income-producing assets, value-add development, and vacant land, making it ideal for investors, developers, or owner-operators seeking long-term growth.

1) 65-06 60th Place, Ridgewood, NY 11386

Mixed-Use Building with Established Laundromat Business

- Sold together with Laundry Max operating business
- 42 washers / 44 dryers
- Lot Size: 25.17' x 108.75'
- Building Size: 25' x 109'
- Approx. Building Area: ~2,700 SF
- Property Taxes: \$22,202 / year
- Stable income-producing asset in a high-density residential area
- Strong neighborhood demand for laundry services

Highlights:

Turnkey business opportunity with real estate ownership, consistent foot traffic, and long-term upside.

2) 65-10 / 60-12 60th Place, Ridgewood, NY 11385

Partially Constructed Mixed-Use Development

- Lot Size: 50.33' x 102.17'
- Building Size: 50' x 109'
- Total Building Area: 10,972 SF
- Property Taxes: \$42,715 / year
- Construction Status: Foundation and exterior walls completed

Planned Layout:

- First Floor:
 - Commercial Retail Space: 7,844 SF
- Second Floor:
 - Residential: 3,128 SF
 - Currently designed as two-family
 - Can be converted to three-family configuration
 - Each unit can feature 3 bedrooms / 2 full bathrooms

Highlights:

Major value-add opportunity with flexible residential configuration and substantial commercial frontage in a prime location.

3) 59-46 Linden Street, Ridgewood, NY 11385

Vacant Residential Lot

- Lot Size: 25' x 100'
- Lot Area: 2,505 SF
- Property Taxes: \$13,268 / year
- Development potential subject to zoning and approvals

Highlights:

Rare vacant land in Ridgewood, ideal for future development or as part of a larger portfolio strategy.

Investment Summary

- Prime Ridgewood location near transportation, shopping, and residential density
- Combination of cash flow, development upside, and land value
- Ideal for investors seeking diversification within a single acquisition
- Strong long-term appreciation potential